

**Meeting Minutes for Public Hearing
Harwich Historic District and Historical Commission
Wednesday, January 20, 2016 at 5:30 P.M.
Griffin Room, Harwich Town Hall**

Gayle Carroll-Co-Chair, opened the meeting at 5:34 P.M.

Members Present: Wendy-Woods Hartwell, Robert Doane, Jeanne Steiner-Co-Chair, Bob Bradley, Mirande DeWitt and Barbara Dowd

Public Meeting:

Gayle Carroll: States she would like to group library agenda items together, and reads continued case **HH-2015-21 Certificate of Appropriateness (COA)** An application has been received for replacement columns on the original bank building at Brooks Free Library at 735 Main Street, Map 41, Parcel E1 in the R-R and the Harwich Center Historic District zones pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I. The proposal is to replace deteriorated wood columns with poly-plastic FRP replacement columns.

Applicant is Town of Harwich-Library, representative, Robert Cafarelli, Town Engineer

Gayle Carroll: introduces Library Director Ginny Hewitt

Ginny Hewitt: States the application before the committee was not submitted by the library, and that certain parties in the town thought that corners could be cut and non- historic materials could be used. The Town Engineer, Mr. Cafarelli, was asked to prepare and submit the application before you. She spoke to representative, Mr. Cafarelli, in regard to this application and she understood he believed the proposal had been denied, therefore he was not in attendance this evening. This request will be part of the overall project, and addressing the columns will have an architect who has this experience to submit the application properly will be involve. The town will be withdrawing the application

Gayle Carroll: So are we withdrawing? Was it voted on?

Bob Bradley: No.

Gayle Carroll: Withdrawn

Gayle Carroll: Would like to move library new business up, and asks Ginny Hewitt, Library Director to speak to the Commission.

Ginny Hewitt: gives history of library renovation, involving dates and timelines of renovations, use, and changes to the original building, stating the central part of the library was built in 1880. The west side was used in 1855 as the original Cape Cod 5 and was known as the Brooks Lot Bank Building. An addition, renovation took place in 1998 to the east side with same architectural style for cohesiveness. This design received a Mass Historical Commission award for keeping the integrity of the original style. The library has been working for 5 years for funding to repaint the exterior of the structure. Currently new paint does not adhere to the building, as it is being applied to many coats previously applied. The many layers of paint have however have prevented, more rotted wood. Currently the paint cracks and peels. Since she has been involved, the library has always had money in the budget for building maintenance, approximately \$4,000 - \$7,500 a year to do a section of the building. Working with Historic District as far back as 2001. The library applied for PCP funds and received 39,000 at May 2012 voted at annual town meeting. The Highway Department did a couple hundred dollars' worth of work, but did not have the expertise to continue. Not sure of root cause and had no specifications

to go out to bid. Community Preservation Committee requested an assessment done by Historic Preservation to identify the root cause or problem with paint failure before any more money was spent on the project. They provided \$25,000 for that at May 2014 town meeting was given for this study. Work was done with Mass Historic Preservation, an advocacy group involved in historic preservation issues. We contracted with a highly recommended historic preservation architectural firm and they concluded that study in July of 2015. In August we held a public presentation that was attended by 27 people including the Town Administrator, Town Engineer, Facilities manager, and representation from all committees were in attendance. The architect elaborated with recommendations and explained the need for funding, preventing further damage inviting questions and answering them. The study concluded that at or about 100 years, all paint be chemically stripped to a nearly bare state to provide surface that paint can adhere to. More of the study was elaborated on. A packet is available with more information about the study. The library submitted with CPC in September with funds to do the work. We met in November and in December for a vote, it was said that several people felt that we had not worked with the Historic District and that was the main reason stated not to approve the funds. There was a 5-3 vote against funding this project. This was a surprise to us, as we feel like we have had a liaison with your committee for two years. Jeanne Steiner, your liaison has been involved through the whole project. Reviewed drafts and comments and met with architects and landscapers. We are not at the point to provide specifications, still trying to get funding. Additional information was given on chemical stripping, and environmental safety lead paint disposal concerns. It was concluded the entire columns will not need to be replaced, but need attention to the rotted base.

In conclusion we would like to request your support for the PCPC article for funding for preservation of the Library. We would come back before you as appropriate with regard to your jurisdiction. Packets were offered, with reports for commission members. Presented article from Cape Cod Times when project was presented.

Bob Doane: what was the original estimated cost?

The initial request was just under \$800,000 including streetscape and sidewalks. We asked for 670,000 for next year, \$135,000 put off for the following year for non- building work.

Mirande DeWitt: discussed paint failure due to moisture in the wood. Would say you need building scientist to further look into the cause of the wet wood.

Further detailed discussion in regard to how damage may have occurred and how in the past it was addressed in past history from Attorney William Crowell, trustee, and the need to fund this project through Community Preservation Committee and how all committees should

Bob Doane: people are concerned for the amount of money this project will cost, suggests a study on costs should be done and work perhaps being done in smaller increments for a better handle on the real costs.

Bill Crowell: we are not asking this committee for funding, only input on historical preservation, we are asking Community Preservation Committee for funding. Costs are based on study thus far.

Ginny Hewitt: It does have to go out for bid.

Gayle Carroll: to simplify you are here asking for our support CPC funds for preservation of this important building. We are not involved with money or make those decisions.

Jeanne Steiner: I have been working with the library for two years and am impressed with what they are doing. To summarize I think we could take a vote to support the effort for application for funding from the Community Preservation Committee and they could come back for issues like the columns, colors, and other parts of the request.

Mirande DeWitt: would like further detail on

Further discussion on the deterioration of the exterior of the library with exchange of difference of opinion on how and what should be done, and what the Secretary of the Exterior might find acceptable.

Bob Bradley: Agrees, would like to see some contingency that the review states would provide paperwork on specifications on any work done on the exterior of the library.

Peter DeBakker: speaks as a citizen in favor of efforts of library seeking funds, and Ginny Hewitt deserves credit for her effort and benefit of the doubt.

Wendy Woods- Hartwell: Agrees, and would like further research into water damage as well. Restates the initial purpose of the meeting looking for approval from the committee for funds however she and would like to recommend further cost analysis.

Short discussion on color of paint, understanding that comes before the commission.

Mary Warde: Chairman of the Board of Trustees at the library, spoke in regard to color, not likely to move from white. The trustees do realize the Historic Commission would be involved in color choice. Future generations may differ, Community Preservation is also interested in color. No commitments at this time from library trustees.

Looking for recognition from the Historic District Commission that this project fall within Historic Preservation. Would like to present that the Historic Commission is on board and supports the need for funding for Community Preservation.

Gayle Crowell: Should we ask for a motion to vote to issue a letter to Community Preservation Committee to support the effort to make application to preserve and restore the Brooks library building, with request to perform a paint analysis for historical purposes.

Wendy Woods-Hartwell: Move to approve

Jeanne Stiener: 2nd

Vote is unanimous

Motion carried

Reports/Briefings, no action

Historic Inventory update:

Mirande DeWitt: Explains the small portion of what is included in the Inventory has been completed. Four volumes not printed up yet, focus is looking at neighborhoods of historic buildings and clusters of three or four. Discussion on the analysis process, and list of 100 year buildings in a sample in excel spreadsheet with dates, and MACRIS involvement. There are photographs that offers a whole view of a neighbor. Explanation of village histories and architectural analysis. Knowledge based information in the volumes depicting history of the clusters of neighborhoods. This information is a sample.

Jeanne Steiner: where will this be available, will it be online? This would be a great tool for realtors,

Mirande DeWitt: Unclear on that decision. Would like copies made. It could be available online.

Discussion on what benefit the Inventory Update will be to the community.

Over 900 buildings in Harwich of over 100 plus years. Survey covers only 250 of them.

Old Business:

Gayle Carroll: discussion on Demo Delay opinion from Legal Counsel. Letter is read into the record from legal counsel answering questions posed to them.

It is clear that the permit is allowed to be transferred to the new owner.

Brief discussion on the clarification of the legal response to the members.

Discussion regarding Demo-Delay, after it is imposed, what if any monitoring process is in place that shows efforts for alternatives are actually being visited. Possibility of introducing guidelines for timelines for monitoring the efforts or lack of. What options are there if no actions is taken, perhaps a lapse provision?

Citizen asks if after demo-delay is imposed, the Committee has any power over what is proposed to take its place. Are there requirements for plans for the new structure? Suggestions are made on how to have more control over that possibility and strengthen guidelines to that. Perhaps visit By-law revision. Additional questions on whether the committee has revisited the applications for more information. It is the Commissions hope that will be done at one of the future work meetings.

Continued discussion on how the legal opinion relates to HECH -97 Main St. application HH-2015-05.

Gayle Carroll: We recognize there were demo-delay issues with that application.

Vicki Goldsmith: Director of Habitat for Humanity-speaks to the expiration of a building permit, after 6 months if not acted on.

Continued discussion of Captains Row Historic District and West Harwich School Preservation

Sue Urbano: did hear back on our petition for recognition on the National Registration and it is favorable, they want to help us design the boundaries and to expand to include more properties.

Gayle Carroll: Any further discussion?

Motion made by Jeanne Steiner to adjourn

Seconded by Wendy-Woods- Hartwell

All in favor

Adjourned at 7:55 P.M.

Respectfully submitted,
Marie Carlson, Executive Assistant, Bldg.

Adopted on: March 16, 2016